

TECHNICAL SPECIFICATIONS



The house will be made complying with all the existing normative on Basic rules about edification and special regulations.

- **FOUNDATION.**- Carried out using isolated slabs, tie beams and foundation walls.
- **STRUCTURE.**- Unidirectional wrought throughout the building.
- **EXTERNAL ENCLOSURES.**- Ceramic enclosures with thermo-acoustic insulation.
- **FAÇADE.**- Exterior treatment with single-layered white materials and ceramic cladding in black with marble tones.

PAVEMENT:

- **OUTDOOR AREAS:**
 - Non-slip ceramic stoneware flooring, top quality.
- **HOUSING DEPENDENCIES:**
 - Excellent ceramic stoneware flooring in all rooms.
 - Integrated Plinth on the Wall in whole apartment.

TILING:

- Tiling with first quality ceramic tile in kitchens, utility room and bathrooms.

FALSE CEILINGS:

- False plasterboard ceilings to be painted in bathrooms and in any room that the construction management deems appropriate due to the forced circumstances of the facilities.

EXTTERIOR CARPENTRY:

- Sliding windows in high quality aluminium coloured Matt Black R9111 with thermal bridgr breakage. The big sliding door of the living room once opened will be hidden inside of the Wall.
- Motorized aluminium blinds of the same colour, MONOBLOC type.
- "Climalit" glazing with thermal break.
- External access doors to the house (pedestrian and parking) in black aluminium R9111. The parking gate will be motorized.

INTERIOR CARPENTRY:

- R9111 black armoured entrance door with three security points, with knob and peephole.
- Interior doors in smooth white lacquered wood with 7cm flashing. Same quality internal sentences in bathrooms and toilets.

FURNITURE:

- Built-in wardrobes in bedrooms with high quality finishes, with a mezzanine and hanging rail.
- Dressing room in Main bedroom

KITCHEN:

- Top quality kitchen furniture with high and low cabinets and island with sink and integrated ceramic hob.
- Porcelain bar top.
- Appliances included in the property. (Oven, combined fridge, microwave, induction hob with integrated extractor, dishwasher and washing machine)

BATHROOMS:

- Hot and cold water installation according to NT-BE-IFC Standards with PPR pipes. Hot water lined up to prevent heat loss.
- Premium taps with single control and built-in ceiling shower.
- Installation of mechanical ventilation.
- Suspended toilets ware in white vitrified porcelain.
- Shower tray integrated with the same floor as the house.
- Shower screens and bathroom furnitures.
- Heating floor in bathrooms
- LED backlit mirrors

SOLARIUM:

- Terrace formed by concrete slopes, waterproofing insulation, and ceramic pavement.
- Water and Light point.

PAINTINGS:

- Smooth plastic paint for the interiors.

ELECTRICAL INSTALLATION AND TELEPHONE:

- Electrical installation carried out in accordance with the new Regulation for Low Voltage.
- Installation according to telecommunications regulations.
- Telephone and TV socket in every room.
- Video intercom installation
- Lighting package in bathrooms and kitchen.
- Lighting on the façade.

OTHERS:

- Installation of a mailbox in the entrance area of the house.
- Pre-installation of Air Conditioning through ducts. Ready to assemble machine.
- Aerothermal water heater.

ZONA JARDÍN

- Pool Size 7.5x4
- Garden areas are decorated with artificial grass, white stones, palm trees and natural flowers.
- Parking area on a plot under a decorative pergola.
- Enclosure of the plot with a white block wall and a decorative fence on the upper part. Pedestrian entrance to the house with decorative cover.